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## CHAPTER 2: GENERAL GUIDELINES FOR REHABILITATION

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## CHAPTER 2: GENERAL REHABILITATION GUIDELINES

### General Preservation Policy:

Preservation of character-defining elements of historic buildings is a top priority, and alterations and repairs should accurately represent the historic qualities of the buildings. Original documentation therefore should be used for restoration work whenever possible. Where original documentation is not available, interpretations of similar elements that occurred in the Village may be used. These are defined in the Guidelines that follow.

These Guidelines apply to all rehabilitation projects in Biltmore Village, including "historic" and "non-historic" structures:

### DESIGN CHARACTER

#### 1. RESPECT THE ORIGINAL DESIGN CHARACTER OF THE BUILDING.

- Analyze the building to determine which elements are essential to its character.
- Don't try to make it appear older (or younger) in style than it really is. The genuine heritage of Biltmore Village should be expressed. For example, "Colonial" styles are inappropriate.
- Avoid theme designs that do not reflect the original character of the building. For example, a "Wild West" theme is inappropriate.
- Also respect the characteristics established within the block.

**WHEN CONSIDERING A  
CHANGE IN USE,  
FOLLOW THESE GUIDELINES:**

### CHANGE IN USE

#### Policy:

Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.

**2. NEW USES THAT REQUIRE THE LEAST CHANGE TO EXISTING STRUCTURES ARE ENCOURAGED.**

- The HRC does not review building use in terms of zoning approval; however, it will consider the impact the proposed use will have on the exterior appearance of the historic structure. It may find that to adapt the building to the proposed new use may require such radical alteration to its significant elements that the entire concept is inappropriate. Experience has shown, however, that in most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions.

**WHEN PRESERVING OR REPAIRING  
SIGNIFICANT ORIGINAL QUALITIES,  
USE THESE GUIDELINES:**

**REPAIRING ORIGINAL QUALITIES**

**Policy:**

Original materials and details that contribute to the historic significance of the structure are qualities that should be preserved whenever feasible. Rehabilitation work should not destroy the distinguishing character of the property or its environment.

**3. AVOID REMOVING OR ALTERING ANY HISTORIC MATERIAL OR SIGNIFICANT ARCHITECTURAL FEATURES.**

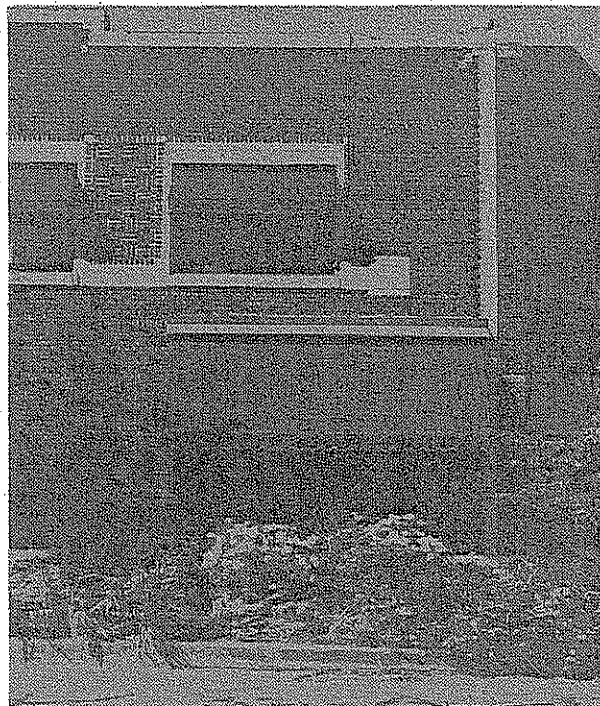
- Examples of historically significant architectural features are porches, window trim and chimneys. Other significant elements may be the overall building form, its roof shape or pebbledash finish.

**Policy:**

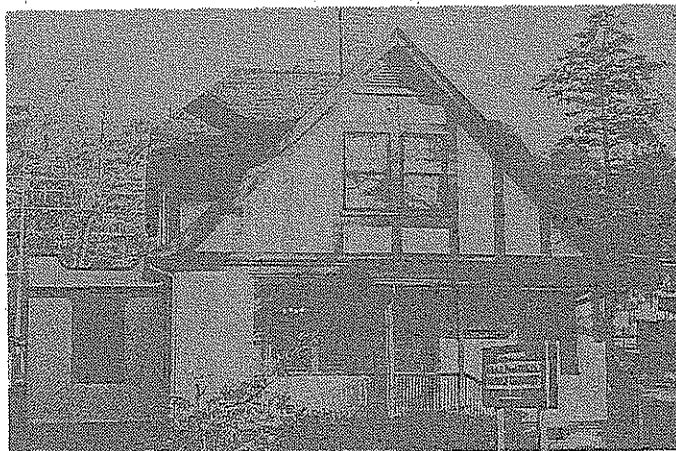
Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity.

**4. PROTECT AND MAINTAIN EXISTING SIGNIFICANT STYLISTIC ELEMENTS.**

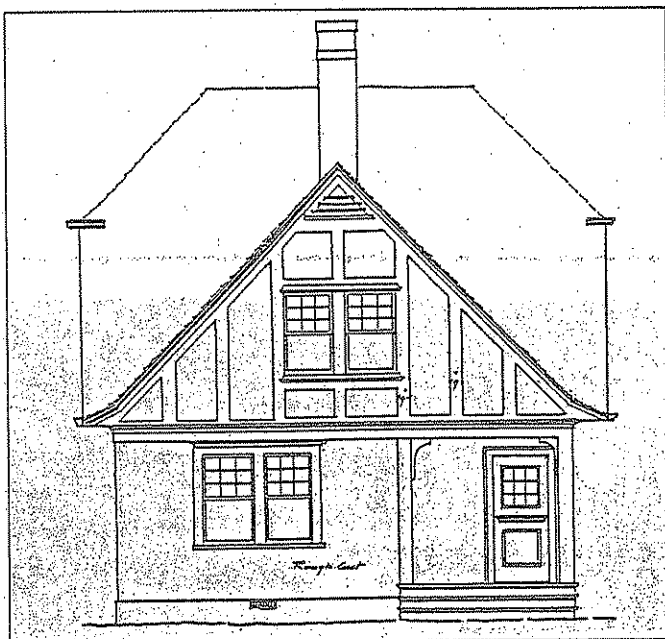
- Protection includes the maintenance of historic material through treatments such as rust removal, caulking, and re-painting.



Guideline 3: Significant details, such as this window trim, should be protected.



Guideline 7. When planning the replacement of missing features, refer to historic photographs and drawings. (Compare with the drawing below).



The original design for Cottage 23 "F" shows an inset porch. Such documents should be used when replacing missing elements.

## 5. USE APPROVED PROCEDURES FOR CLEANING, REFINISHING, AND REPAIRING HISTORIC MATERIALS.

### Policy:

Deteriorated architectural features should be repaired rather than replaced, wherever possible.

## 6. MINIMIZE INTERVENTION WITH HISTORIC ELEMENTS.

- Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods, whenever possible.

## 7. THE REPLACEMENT OF MISSING PORTIONS OF AN ELEMENT MAY BE INCLUDED IN REPAIR ACTIVITIES.

- Match the original material when feasible. A substitute material is acceptable if the form and design of the substitute conveys the visual appearance of the original.

## 8. WHEN DISASSEMBLY OF AN HISTORIC ELEMENT IS NECESSARY FOR ITS REHAB, USE METHODS THAT MINIMIZE DAMAGE TO THE ORIGINAL MATERIALS.

- Always devise methods of replacing the disassembled materials in their original configuration.

WHEN REPLACING ORIGINAL  
FEATURES,  
USE THESE GUIDELINES:

## REPLACING ORIGINAL FEATURES

### Policy:

In the event replacement is necessary, the new material should match that being replaced in design, color, texture, and other visual qualities.

## 9. REPLACEMENT OF MISSING ARCHITECTURAL ELEMENTS SHOULD BE BASED ON ACCURATE DUPLICATIONS OF ORIGINAL FEATURES.

- The design should be substantiated by physical or pictorial evidence.

**10. USE MATERIALS SIMILAR TO THOSE EMPLOYED HISTORICALLY WHERE FEASIBLE.**

- If alternate materials must be used, they should match the original in appearance as closely as is possible.

**11. WHERE RECONSTRUCTION OF AN ELEMENT IS IMPOSSIBLE BECAUSE OF A LACK OF HISTORICAL EVIDENCE, THEN A NEW DESIGN THAT RELATES TO THE BUILDING IN GENERAL SIZE, SCALE AND MATERIAL MAY BE CONSIDERED.**

- Use design elements that reflect the building's style.

**WHEN CONSIDERING WORK  
ON ALTERATIONS  
THAT ALREADY EXIST,  
USE THESE GUIDELINES:**

**EXISTING ALTERATIONS**

**Policy:**

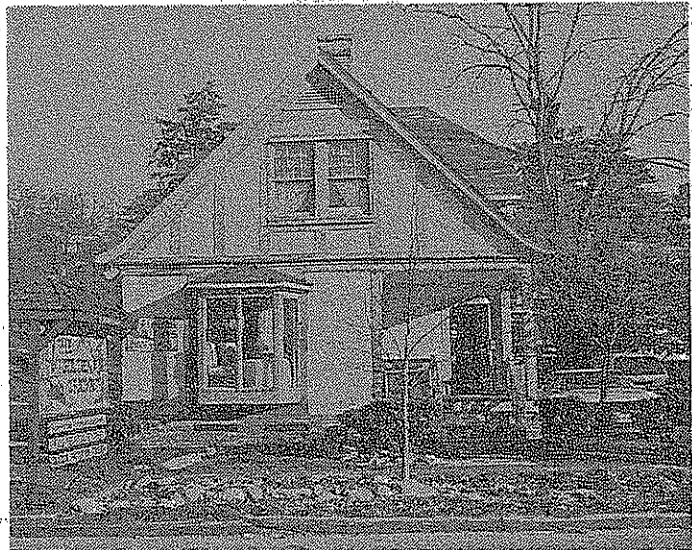
Many changes to buildings that have occurred in the course of time are themselves evidence of the history of the building and its neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.

**12. PRESERVE OLDER ALTERATIONS THAT HAVE ACHIEVED HISTORIC SIGNIFICANCE IN THEMSELVES.**

- An example of such an alteration may be a porch or a kitchen wing that was added to the original building early in its history.

**13. MORE RECENT ALTERATIONS THAT ARE NOT HISTORICALLY SIGNIFICANT MAY BE REMOVED.**

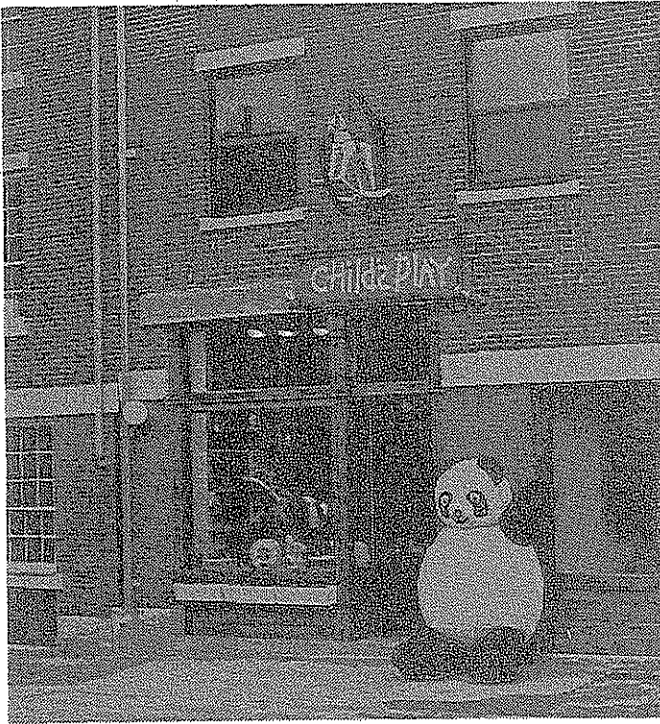
- In general alterations after 1940 do not contribute to the historic character of the district.



Guideline 13. More recent alterations, such as the bay window pictured above, may be removed.

**IN ALL REHAB PROJECTS,  
USE THESE GUIDELINES:**

## REAR ENTRANCES



**Guideline 14.** Use materials, colors and signs that coordinate with the main facade, so customers will learn to recognize both entrances as related to the same business.

Back entrances have become more important for public use as off-street parking lots are developed behind buildings. Also consider how your building's image can be improved here as well.

### **14. DEVELOP THE REAR ENTRANCE FOR SHARED PUBLIC AND SERVICE ACCESS WHERE THEY FACE PARKING LOTS.**

- Use materials and colors that coordinate with the main facade, so customers will learn to recognize both entrances as related to the same business.
- Use a smaller version of the main sign to identify this entrance.

### **15. AVOID CONCEALING ORIGINAL BUILDING MATERIALS WHEN IMPROVING REAR ENTRANCES.**

- Brick and stucco are the dominant materials here, and these are encouraged.

## SERVICE AREAS AND EQUIPMENT



**Guideline 16.** Screen service equipment and trash containers from public view. (Wood or metal screens should be painted.)

### **Policy:**

The visual impact of mechanical and electrical equipment should be minimized.

### **16. SCREEN SERVICE EQUIPMENT AND TRASH CONTAINERS FROM PUBLIC VIEW.**

- Use solid partitions, lattice-work screens, or a hedge.



**17. MINIMIZE THE VISUAL IMPACT OF MECHANICAL AND ELECTRICAL EQUIPMENT.**

- Screen the equipment with fences or hedges.
- Locate equipment in the rear of the building.
- No window mounted air conditioning units should be visible from the street.



Guideline 17: Screens such as this are appropriate if they have a painted finish that is coordinated with the overall color scheme of the building.

**IF YOUR PROJECT IS A REHAB OF  
A "COMMERCIAL TYPE" BUILDING,  
PROCEED TO CHAPTER 3.**

**IF YOUR PROJECT IS FOR A  
"COTTAGE TYPE" BUILDING,  
PROCEED TO CHAPTER 4.**